
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 19, 2006

SITE PLAN: **AFP-06-014**

TITLE: Market Square Plaza

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
Construction of Market Square Plaza

ADDRESS: Center Point Way/Market Street

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: City of Gaithersburg
Architect: Slater Associates, Inc.
Developer/Owner: The Beatty Companies

STAFF PERSON: Greg Ossont, Director
Planning and Code Administration

Enclosures:

Exhibit List on following page

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Notification List
- Exhibit 5: Site Elements and Tree/Wall Elevation
- Exhibit 6: Color Plan View
- Exhibit 7: Color Bird's Eye View
- Exhibit 8: Copy SDP-02-004
- Exhibit 9: Copy SDP-02-004 zoomed to site location
- Exhibit 10: Site Amenity Sheet
- Exhibit 11: Topographic Survey
- Exhibit 12: Grading Plan

STAFF COMMENTS

This is an amendment to final plan request, filed by Slater Associates on behalf of the City of Gaithersburg. The subject site is in the Kentlands Market Square and in the MXD (Mixed Use Development) Zone. The site is bordered by Center Point Way to the north, Market Street East and West and the Lakelands office building at 506 Main Street directly to the south. The site is approximately .5 acres and was previously operated as the Kentlands Ice Rink.

This site is part of the SDP-04-002, Kentlands Market Square, as amended from the original SDP-7-1, approved in July 1997. SDP-04-002 indicates the use of the site as a "park."

The plaza project was initiated by City staff approximately one year ago during the approval of SDP-04-002. In their recommendation to the Mayor and City Council to approve SDP-04-002, the Planning Commission included a condition that stated:

"The applicant shall continue negotiations with City staff to create a public/private partnership and enhance the ice rink prior to issuance of final occupancy [of 653 Centerpoint Way]"

Shortly thereafter, the City executed an agreement with the property owner to lease the site until the year 2012, upon which, the site would be subdivided and turned over to the City. The City then contracted with Slater Associates to develop a plaza plan.

The proposed plaza design has been developed through a number of public discussions a total of six Market Square Advisory Committee meetings and has been, in large part, a "design by committee" project. Initially, the MSAC met with interested residents and business owners to discuss both desirable and undesirable uses for the site. The plaza design was refined over a period of six months with guidance and design expertise by Slater Associates.

The proposed plaza has a balance of hardscape and landscape as well as a variety of seating opportunities including stone walls, decorative benches and lawn areas. The plan proposes a mix of pedestrian walkway materials including concrete pavers varying in size and shape and cobblestone edges. The center area is approximately 3600 square feet and will accommodate occasional programming and performances and any future focal art pieces. Pedestrian connections cross the plaza to other destinations within Market Square and are widened to allow for additional programming space during events such as art shows or other events.

Lighting fixtures will be consistent with the existing fixtures in Market Square and will be set atop stone piers throughout the plaza. Mature trees ($\geq 4"$ caliper) will be planted to provide immediate visual impact and shade while not blocking signs for adjacent businesses. A landscaped area will provide a demarcation between the plaza and adjacent outdoor seating at Thai Tanium and Star Diner.

The lawn and landscaped areas are designed to balance the amount of open lawn, shrubs and flower beds. These areas are lined with stone walls that provide seating facing the center plaza or into the green areas. The flagpoles will be relocated to the area in front of the office building.

One discussion item that consensus was not achieved on during the Market Square Advisory meetings was the public art that should be introduced at the plaza. While the plan proposes to have a focal piece in the center of the plaza with the availability of power and water for any future needs (fountain, stage, etc.), there is no predetermination of what the art will be. Additionally, it was suggested that public art should not be limited to the center area only and could be introduced in several manners throughout the plaza. Accordingly, it was determined that the best course of action was to allow the City's Art in Public Places Committee to review the plaza plan, once approved, and make specific recommendations for future art and funding mechanisms.

Staff recommends approval of AFP-06-014, finding the proposal in conformance with §24-170 and 172 of the City Code, with the following **6 conditions to be fulfilled prior to issuance of site development permits:**

1. Final storm water inlet and drainage plan to be approved by Department of Public Works;
2. Stone pier and wall section details to be reviewed and approved by the Department of Public Works;
3. Light fixtures and photometric analysis to be approved by Department of Public Works;
4. Final site amenity details including, benches, tree grates, trash receptacles and bike racks to be approved by staff;
5. Final cobblestone edges, pavers detail and paving sections to be approved by Department of Public Works;
6. Final landscaping detail and shrub, flower and tree selection to be approved by staff.

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-014
Date Filed	4/7/06
Total Fee	NONE

4-7-06

1. SUBJECT PROPERTY

Project Name Market Square
Street Address Market Street East/West
Zone MXD Historic area designation ☐ Yes ☐ No
Lot Parcel A Block xx Subdivision Lakelands
Tax Identification Number (MUST BE FILLED IN) 09-03203814

2. APPLICANT

Name City of Gaithersburg - Mr. James D. Arnoult, P.E., Directory of Public Works
Street Address 800 Rabbit Rd. Suite No. _____
City Gaithersburg State MD Zip Code 20878
Daytime Telephone 301-258-6370

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Slater Associates, Inc.
Architect's Maryland Registration Number 286 Telephone 410-992-0001
Street Address 5560 Sterrett Pl. Suite Number 302
City Columbia State MD Zip Code 21044

Engineer's Name A. Morton Thomas - Thomas L. Fegley, P.E.
Engineer's Maryland Registration Number 9756 Telephone 301-881-2545
Street Address 12750 Twinbrook Parkway Suite Number _____
City Rockville State MD Zip Code 20852

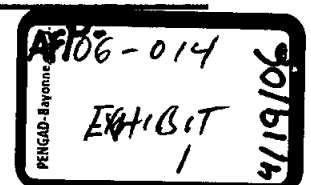
Developer's Name City of Gaithersburg Telephone _____
Street Address same Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Kentlands II, Inc. c/o Beatty Managment Co., Scott Cregger
Street Address 7927 Jones Branch Drive Suite No. 300
City McLean State VA Zip Code 22102
Daytime Telephone 703-821-0500

5. CITY PROJECT NUMBER

Original Site Plan Number K-1084 Date Approved 1997
Name of previously approved Final Plan Kentlands Market Square



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Replace the existing concrete ice skating rink with a public plaza constructed of concrete pavers and landscape planters.
 Plaza to be used by citizens and office workers for everyday use and special events such as art shows and concerts, etc.
 New lighting, benches, drainage and stone seat-walls are utilized to create the outdoor rooms.

7. PROJECT DETAIL INFORMATION N/A

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____ Total number per shift _____

Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)	total site=43,700 sf		Easement area - 19,748.1 sf
2. Site Area (acres)	total site=1,00322 ac		0.45 ac
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			34% or 6,707.2 - 6,707.3 sf
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)	Easement - impervious		66% or 13,040.8 sf
8. Green Area (Percent)	of easement area		34%
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) John B. Slater

Applicant's Signature  Date Apr. 7, 2006

Daytime Telephone 410-992-0001

AFP-06-014

Market Sq. Plaza

LAKELANDS CITIZENS ASSEMBLY
960 MAIN ST
GAITHERSBURG MD 20878

SLATER ASSOC INC
5560 STERRETT PL
COLUMBIA MD 21044

BEATTY COMPANY
6824 ELM ST
MCLEAN VA 22101

CLARKSBURG CENTER ASSOC INC
352 MAIN ST
GAITHERSBURG MD 20878

CLARKSBURG CENTER ASSOCIATES INC
308 INSPIRATION LN
GAITHERSBURG MD 20878

DPZ
320 FIREHOUSE LN
GAITHERSBURG MD 20878

GAITHERSBURG COMM ASSOC LLC
C/O NATELLI COMMUNITIES
806 W DIAMOND AVE STE 300
GAITHERSBURG MD 20878

GREAT SENECA DEV CORP
8401 CONNECTICUT AVE #5
CHEVY CHASE MD 20815

KCA
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

KENTLANDS II LLC
6824 ELM ST STE 200
MC LEAN VA 22101

KENTLANDS MIDTOWN LLC
C/O LONG & FOSTER INC
11351 RANDOM HILLS RD
FAIRFAX VA 22030

KENTLANDS RETAIL INC
C/O LASALLE ADVISORS
100 E PRATT ST FL 20
BALTIMORE MD 21202

KENTLANDS-GAITHERSBURG LLC
55 FRANCISCO ST STE 700
SAN FRANCISCO CA 94133

LAKELANDS ASSOCIATES LLC
6401 GOLDEN TRIANGLE DR STE 200
GREENBELT MD 20770

LONG DA INC
14600 DUFIEF MILL RD
GAITHERSBURG MD 20878

MAIN ST PROPERTIES LLC
108 DRISCOLL WAY
GAITHERSBURG MD 20878

MANTRA LLC
13917 BROMFIELD RD
GERMANTOWN MD 20874

N & J ENTERPRISES INC
4634 KENMORE DR NW
WASHINGTON DC 20007

OCCUPANT
424 MAIN ST APT A
GAITHERSBURG MD 20878

OCCUPANT
424 MAIN ST APT B
GAITHERSBURG MD 20878

OCCUPANT
468 LYNETTE ST
GAITHERSBURG MD 20878

OCCUPANT
343 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
309 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
306 ALFANDRE ST
GAITHERSBURG MD 20878

OCCUPANT
307 KENT OAKS WAY
GAITHERSBURG MD 20878

OCCUPANT
707 GATESTONE ST
GAITHERSBURG MD 20878

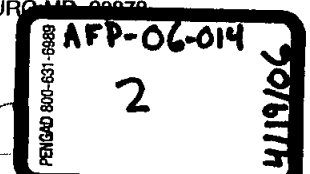
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314 ALFANDRE ST
GAITHERSBURG MD 20878

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Tent Agenda for 19-Apr-06 PC



OCCUPANT
316 MAIN ST
GAITHERSBURG MD 20878

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240 MAIN ST
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212 MAIN ST
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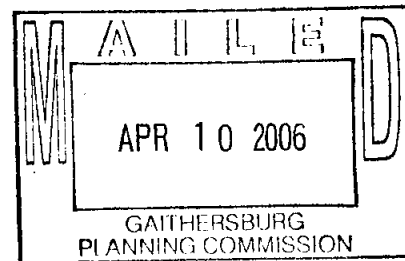
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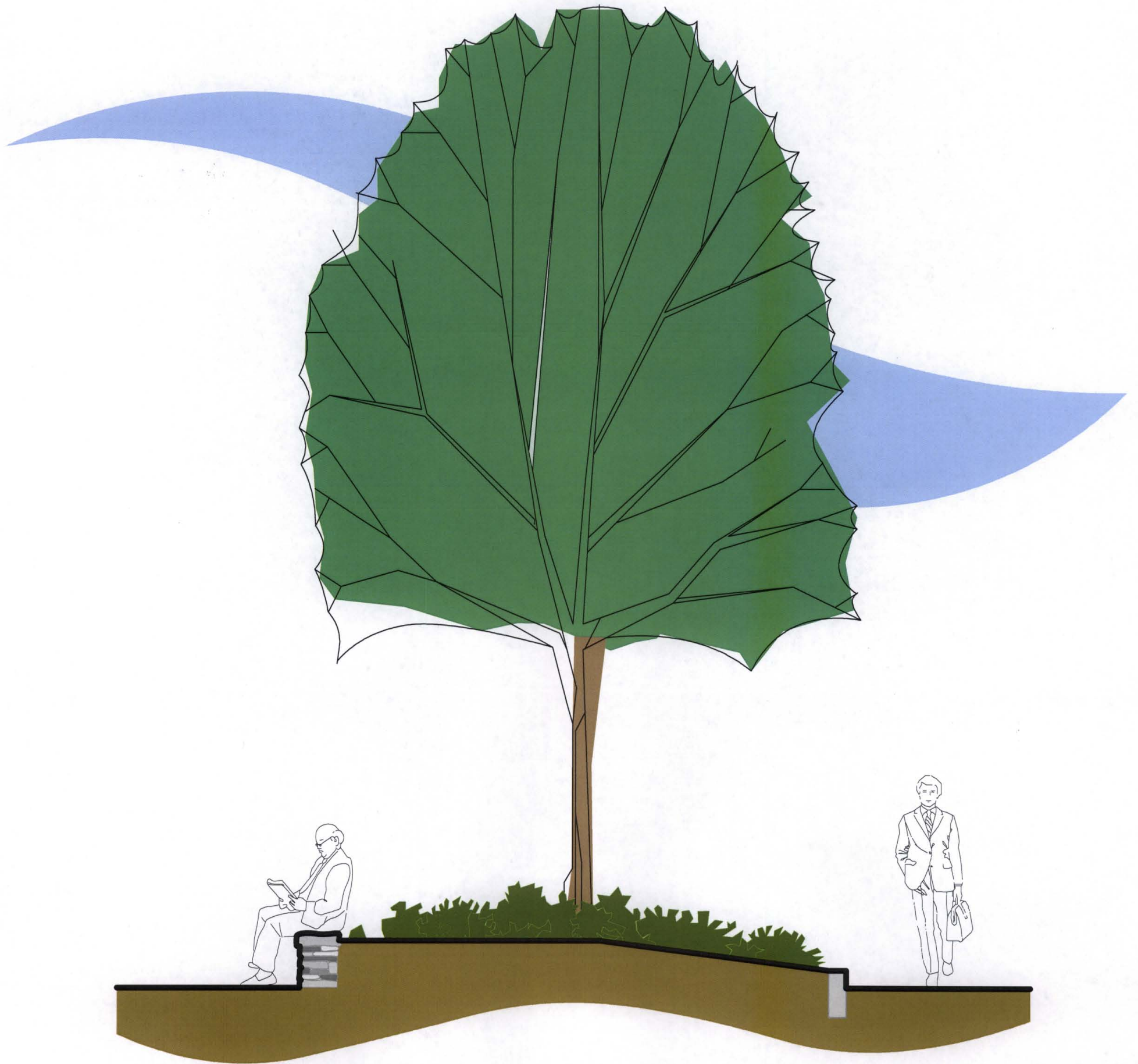
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MCLEAN VA 22102

SIMAN USA INC
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POTOMAC MD 20854

THOMAS L FEGLEY PE
A MORTON THOMAS
12750 TWINBROOK PKWY
ROCKVILLE MD 20852

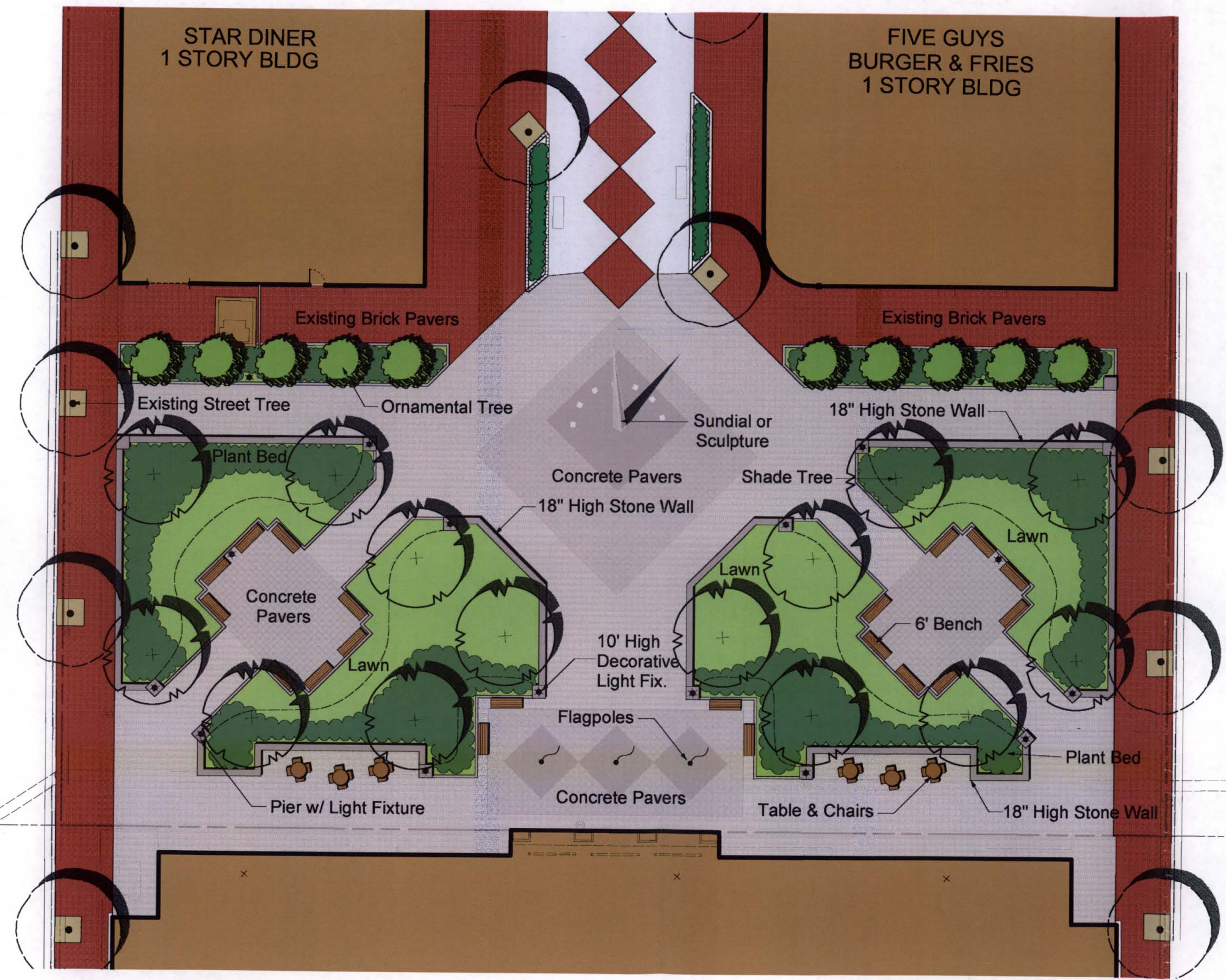
THREE-IN-ONE PROPERTIES
12921 RIVER RD
POTOMAC MD 20854





WEST
STREET
MARKET

EAST
STREET
MARKET



*Note: Focal Piece to be Coordinated with AIPP

Market Square Plaza: Site Plan



90/b1/h0
#C
APP-06-014
PENGAD 800-631-6989



PERCAD-Bayonne, N.J.
4119/05
6#
APR-06-014

(19)

MARKET STREET WEST ← ONE WAY

(6)

(2)

CENTER POINT WAY

(2)

(1)

RETAIL
1,400 SF

H
RESTAURANT
3,700 SF
FF: 414.5

Outdoor Rest. Seating

PARK

Outdoor Rest. Seating

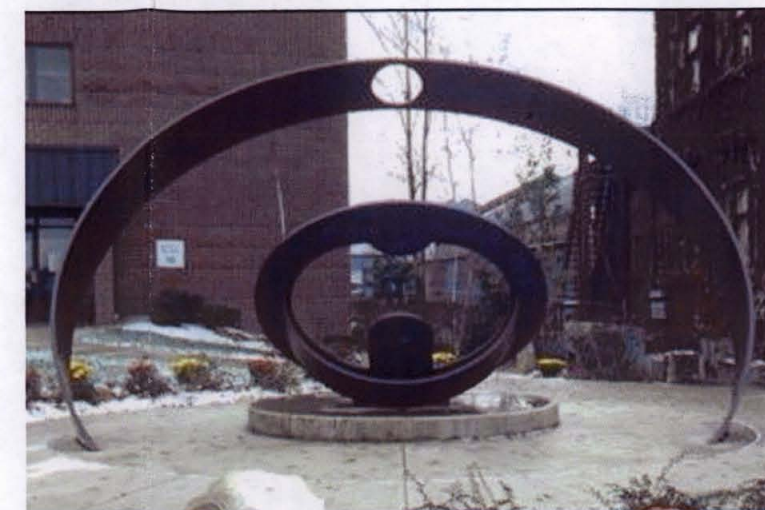
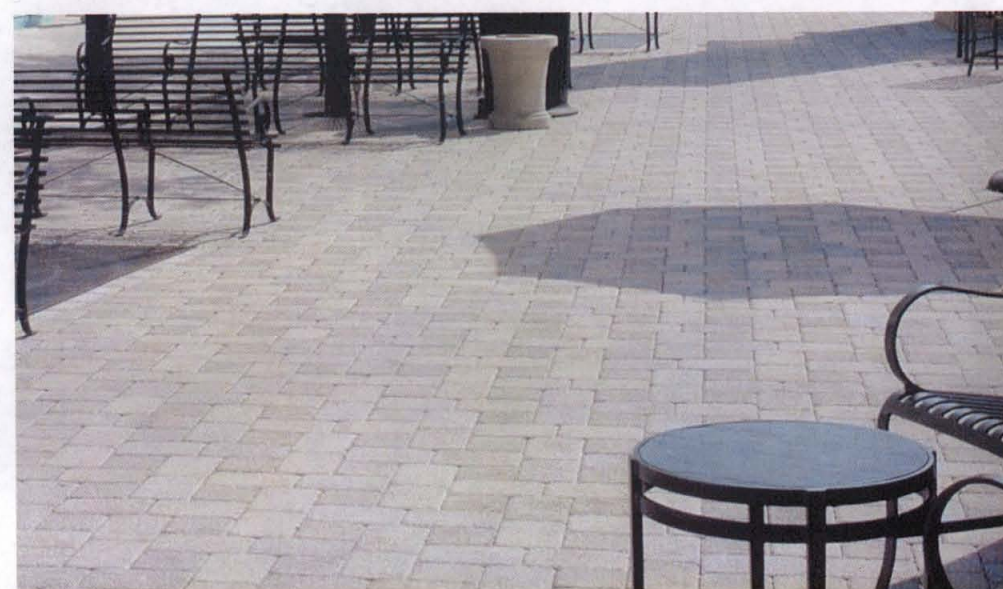
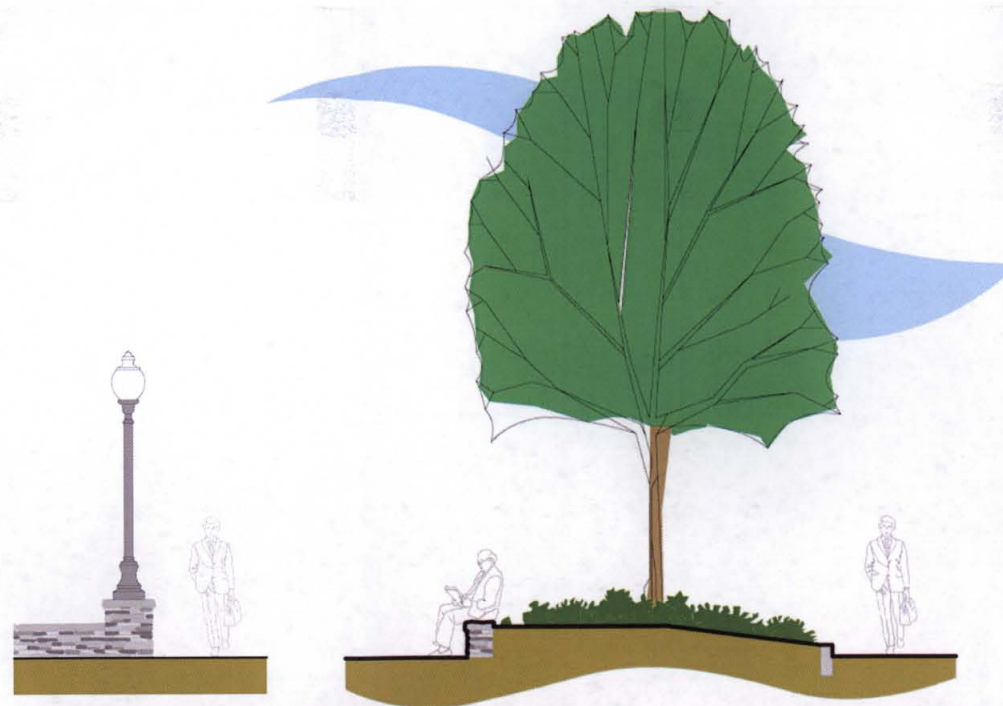
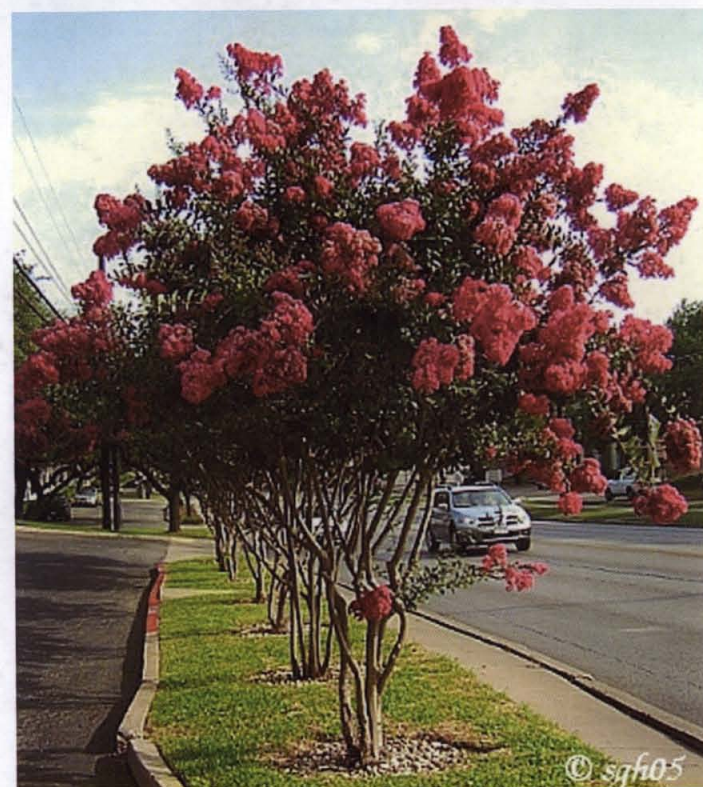
Outdoor Rest. Seating

Outdoor Rest. Seating

I
RESTAURANT
6,000 SF
FF: 416.5

MARKET STREET EAST ONE WAY →

(17)



Gaithersburg Market Square Plaza

Materials

Prepared
By:

SLATER
ASSOCIATES, INC.
Landscape Architecture • Site Planning • Land Planning

5560 Sterrett Pl. Suite 302
Columbia, MD 21044
410.992.0212 - fax
410.992.0001 - phone
www.slaterassociates.com

7/11/10
01

ENGAD 800-631-6988

AFP-06-014
11 #
04/19/06
PENCAD 800-631-6889

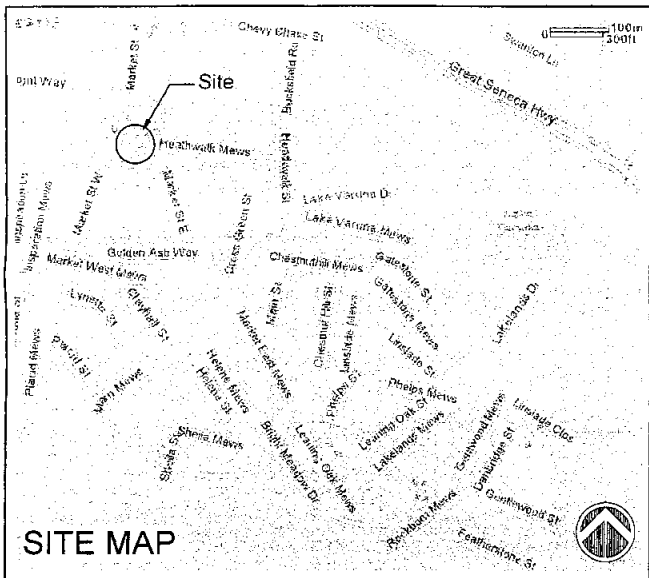
TOPOGRAPHIC SURVEY

MARKET SQUARE PLAZA REDEVELOPMENT

MONTGOMERY COUNTY, MARYLAND

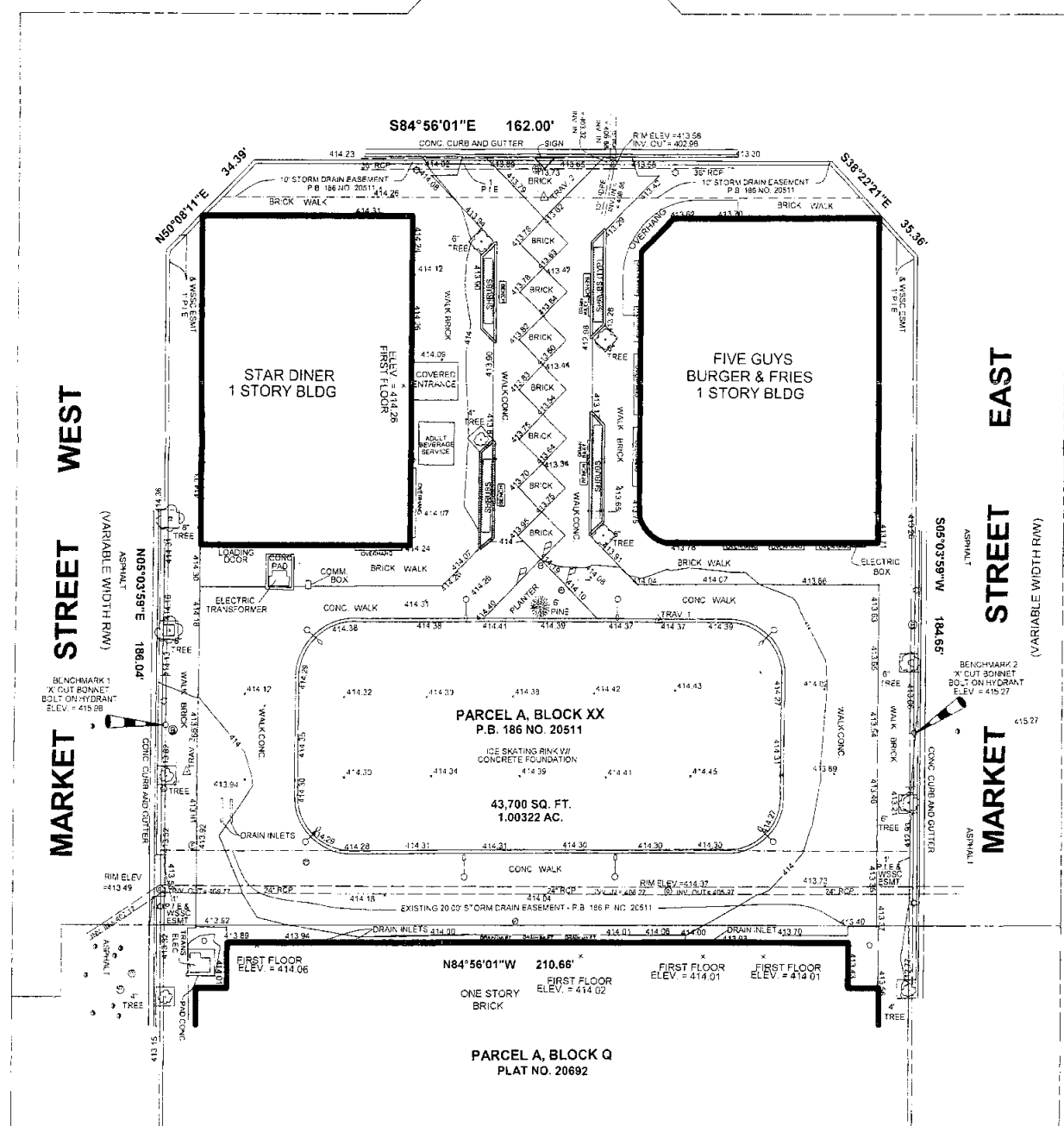
NOVEMBER 3, 2005

AMT JOB # 105-249-001



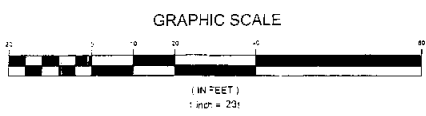
GENERAL NOTES

1. Total Area: 43,700 SQ. FT. OR 1.00322 AC.
2. Utilities are shown based on visible utility features. No utility research was performed for utility records. Sub-surface investigation was not performed. All underground locations should be considered approximate. For marking of underground utility lines, call MISS UTILITY at 1-800-257-7777 at least 48 hours prior to any excavation or construction.
3. Horizontal Datum: NAD 83, Maryland State Plane
4. Vertical Datum: NGVD 29
5. Boundary and Easement information shown hereon in accordance with Montgomery County, Maryland Subdivision Plats:
Plat Book 186, Plat Number 20511
Plat Number 20692



LEGEND

- FLAG POLE
- TRASH BARREL
- STORM DRAIN MANHOLE
- DRAIN
- LIGHT POLE
- LAMP POST
- ELECTRIC MANHOLE
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- TRAVERSE
- BENCH-MARK
- PUBLIC IMPROVEMENT EASEMENT LINE
- STORM DRAIN EASEMENT LINE
- CONTOUR LINE
- UNDERGROUND STORM DRAIN PIPE



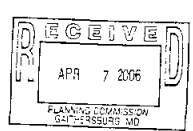
NUMBER	COORDINATE	EASTING	ELEVATION	DESCRIPTION
1	529335.7774	1245576.6890	412.35	PK NAIL
2	529354.8585	1245583.9195	413.89	PK NAIL
3	529305.6071	1245541.9726	413.58	MARKER 'X'

SURVEYOR'S CERTIFICATION

We hereby certify, as of the latest date shown hereon, that this survey was established by instrument-based field survey actually made on the ground pursuant to the record description and that all information shown hereon is correct, that the survey correctly shows the location of all buildings, structures and other visible improvements situated on said property, that, except as shown, there is visible evidence of easements or rights-of-way on said premises, that the topography is as indicated. This survey is for plan metrics and topography only and is not a boundary survey, and should not be relied upon as such.

A. MORTON THOMAS and Associates, Inc.

Date: _____ By: _____
Daniel R. Schriever
Professional Land Surveyor
Maryland Reg. # 11015



AFP-06-014

